

TOWN OF UNION

PLAN COMMISSION MEETING

Minutes for January 18, 2007

The Town of Union Plan Commission met on Thursday, January 18, 2007 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. The meeting was called to order at 7:00 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Kim Gruebling, Marty Johnson, Rich Templeton, Doug Zweizig and Eric Larsen.

Absent: None

Approval of November 30, 2006 meeting minutes

Marty Johnson moved to approve the November 30, 2006 minutes. Mike Exum second. Approved by unanimous vote.

Alvin noted that Mike Exum had researched items regarding David Rich's Conditional Use Permit. This will be addressed at a future meeting.

Alvin explained the request presented by Randy Shotliff would require an amendment to the Comprehensive Plan Future Land Use Map #19.

Discussion and resolution on recommending to the Town Board an amendment to the Town of Union Comprehensive Plan Future Land Use Map #19 to allow for Business Class 1 Zoning along Territorial Rd and Cty M at the NE intersection of said roads.

Public Hearing opened at 7:15 p.m. Ron Combs representing Randy Shotliff requested that the portion of the request for Business Class One be withdrawn from consideration and to have the Plan Commission proceed with the 12 Rural Residential lots proposed.

Georgia Duerst Lahti, wanted to know why the developer decided to withdraw. Combs indicated that the person previously interested in the proposed B1 lot is no longer interested due to some concerns for the sight, not having public sewer and water. Duerst-Lahti was concerned for the number of septic systems.

Mike Exum read a petition presented by neighboring residents: "We the following Union Township residents are opposed to the Town of Union comprehensive Plan Future Use Map #19 to allow for Business Class 1 Zoning along Territorial Road and County Hwy M at the NE intersection of said roads. (Parcel #6-20-210, 211 & 212) per meeting dated January 18th, 2007. 28 signatures were on the petition of neighbors along Hwy M, Territorial Rd and in the Stoneridge subdivision.

Sarah Laufenberg owner of Level 8 was opposed to rezoning to B1 stating other similar businesses are already hurting for business. David Gallman who owns the home with the driveway along the proposed residential lots is opposed to the development and questioned pedestrian traffic. Keith Hennig is concerned to see development outside of town as it could be detrimental to the downtown businesses. Jeff Dieniger has land that borders the proposed development and stated that he was told that land would only be 35 acre lots. Jackie Baumberger is concerned that the current 35 acre parcels would also get developed. Heidi

Dieniger stated her concern for ag land in the area with the ethanol plant coming in. Asked for delay to see if ag land is needed.

Eric Larsen moved to close the hearing on the B1 section. Second by Doug Zweizig. Public Hearing closed by unanimous voice vote at 7:40 p.m.

Motion by Kim Gruebling to take no action to change the Comprehensive Plan. Second by Rich Templeton. Motion passed by unanimous voice vote.

Public Hearing: Randy Shotliff, 4215 Winnequah Dr. Monona, WI 53716 requests a land division and zoning change for Parcels 6-20-210, 211, & 212 from A1 zoning to Rural Residential and Business-1. This 157 acre area is located at the NE intersection of Cty M and Territorial Rd. Future land use request is for twelve single family residential lots and three Business-1 zoned lots. One of the business lots would house a twelve lane bowling center with amenities and a high turnover sit-down restaurant. No information provided on intended use of the other two business lots.

There was concern by Kim Gruebling that the Commission could not proceed with the residential portion of the application because of the change in the application (i.e., omitting the B1 request). Ron Combs argued that the rest is the same and that it could be acted upon. Mike Exum noted that according to state statutes if the plan is significantly different than that posted, the Plan Commission does not have to act.

For clarification, if a new application is required, a new public hearing would have to be held.

Motion by Mike Exum to deny the request based on a significant change to the application. Second by Kim Gruebling. Motion passed by 6-1 vote. Francis voting no.

Templeton -Y; Gruebling -Y; Exum -Y; Johnson -Y; Francis -N; Larsen -Y; Zweizig -Y;

Eric Larsen moved to adjourn. Second by Mike Exum. Motion adjourned at 7:57 p.m.

Submitted by

Linda O'Leary
Clerk